

**City of Eau Claire
Plan Commission Minutes
Meeting of February 29, 2016**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Larsen, Pederson, Radabaugh, Seymour, Weld,
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Noel

The meeting was chaired by Mr. Weld.

1. CONDITIONAL USE PERMIT (CZ-1603) – Garages, 658 Lamplighter Court

Mr. Tufte presented a request to allow for attached and detached garages in excess of the accessory use standards at 658 Lamplighter Court. The total amount of new combined garage space would be 5,640 square feet. The new attached garage is proposed to be 1,560 square feet. The new detached garage is proposed to be 4,080 square feet and 24 feet tall. The proposed height and total area are conditional uses since 18 feet and 1,500 square feet is what is permitted. The improvements are being made on a wooded lot that is significantly larger in size at roughly eight acres, which helps to mitigate impact.

Applicant, Jim Berg with JW Custom Homes, Inc. stated the house to the north will see less of the new garage than the current situation.

Ms. Mitchell moved to recommend approval. Mr. Pederson seconded and the motion passed.

2. CONDITIONAL USE PERMIT (CZ-1604) – Sign Plan, 900 W. Clairemont Avenue

Mr. Tufte presented a request to allow additional signs at Sacred Heart Hospital, 900 W. Clairemont Avenue, one of which exceeds the size standards of the R-4H residential district. Two new 9 square foot radiology signs will be located on the east side canopy entrance and a new 178 square foot illuminated name/logo wall sign will be located on the north wall of the hospital tower. The sign proposed for the north wall would be identical in size to this one on the east and west sides of the tower. Proposed signs are consistent with C-3 zoning standards.

John Folstad, Director of Physician Recruitment at Sacred Heart Hospital, stated the extra signage is for greater identification of the hospital and areas of care. He cited the north wall sign was not in their original plans but the public asked for it. Patients and visitors often get lost using the roundabout and this sign will help reorient. Placing directional signs near the roundabout is difficult with others owning most of the land. The radiology canopy signage is to help people see which entrance to go to. One sign, labeled Imaging Center, will be removed.

Mr. Pederson moved to recommend approval. Mr. Granlund seconded and the motion passed. Ms. Mitchell voted nay.

3. **SITE PLAN (SP-1606) – Culver's Addition, 2021 Brackett Avenue**

Mr. Tufte presented a request to approve a site plan for a Culver's restaurant addition. To address seating capacity issues, the current outdoor seating area will be enclosed with a new 787 square foot addition. Outdoor seating will be moved to the west. For parking, 18 stalls are needed and the site has enough parking with 71 stalls. Four stalls will be lost with the project however. A submitted revised site plan shows a new traffic control island being installed and other staff conditions being addressed like landscaping and bicycle stall parking.

Jeremiah Bowe with Culver's and William Boettcher with Lien and Peterson spoke in support.

Mr. Brenholt moved to approve the site plan per the conditions of the staff report. Mr. Radabaugh seconded and the motion carried.

4. **DISCUSSION/DIRECTION**

A. Neighborhood Revitalization Task Force

Mr. Tufte stated the next meeting of the task force will be on March 10 at 7 p.m. at RCU. Three guest speakers will provide additional background on possible revitalization strategies the City could consider using.

B. Code Compliance Items

Ms. Mitchell stated the first meeting on the Healthy Housing initiative was held recently and the committee is seeking rental inspection solutions by June.

Mr. Tufte stated the Eau Claire City-County Health Department will be presenting on this committee work at the commission's next meeting.

C. Future Agenda Items

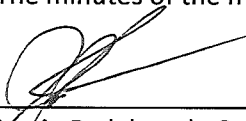
None.

D. Additions or Corrections to Minutes

None.

5. **MINUTES**

The minutes of the meeting of February 15, 2016 were approved.



Jamie Radabaugh, Secretary